

# 1000 AztecWest —

73,000 – 80,000 sq ft state-of-the-art office headquarters

# Accomodation Table

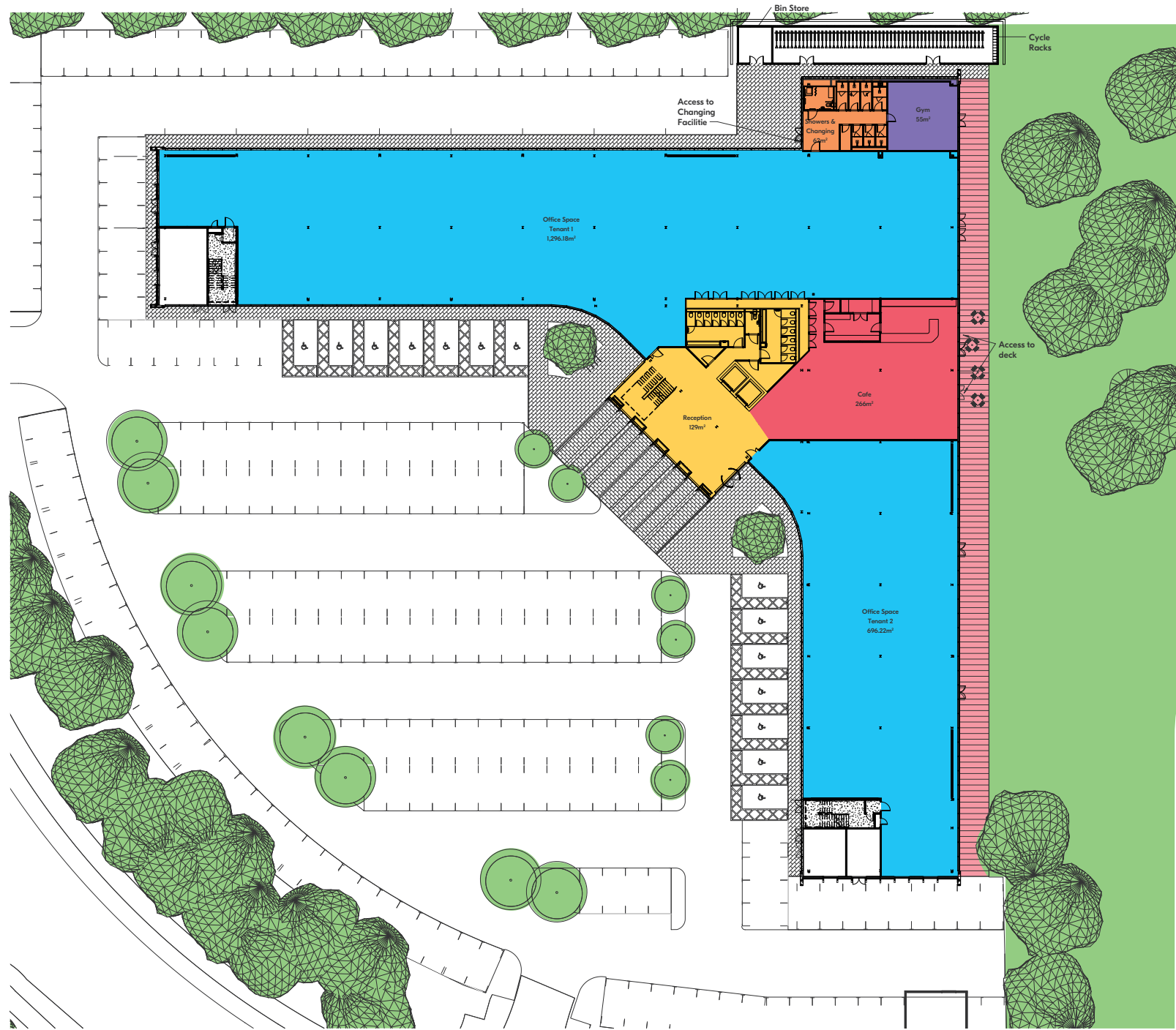
Floor	Use	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	Office NIA	1992.4	21,446
	Split Option A	1,296.18	13,952
	Split Option B	696.22	7,494
	Amenity	512	5,509
First Floor	Office NIA	2,505.78	26,972
	Split Option A	1,500.29	16,149
	Split Option B	1,005.49	10,823
Second Floor	Office NIA	2,262.65	24,355
	Split Option A	1,340.31	14,427
	Split Option B	922.34	9,928
	Terrace	192	2,056
<b>Total</b>		<b>7464.83</b>	<b>80,338</b>



# Ground Floor

	m <sup>2</sup>	ft <sup>2</sup>
Office NIA	1,992.4	21,446
Split Option A	1,296.18	13,952
Split Option B	696.22	7,494
Amenity	512	5,509

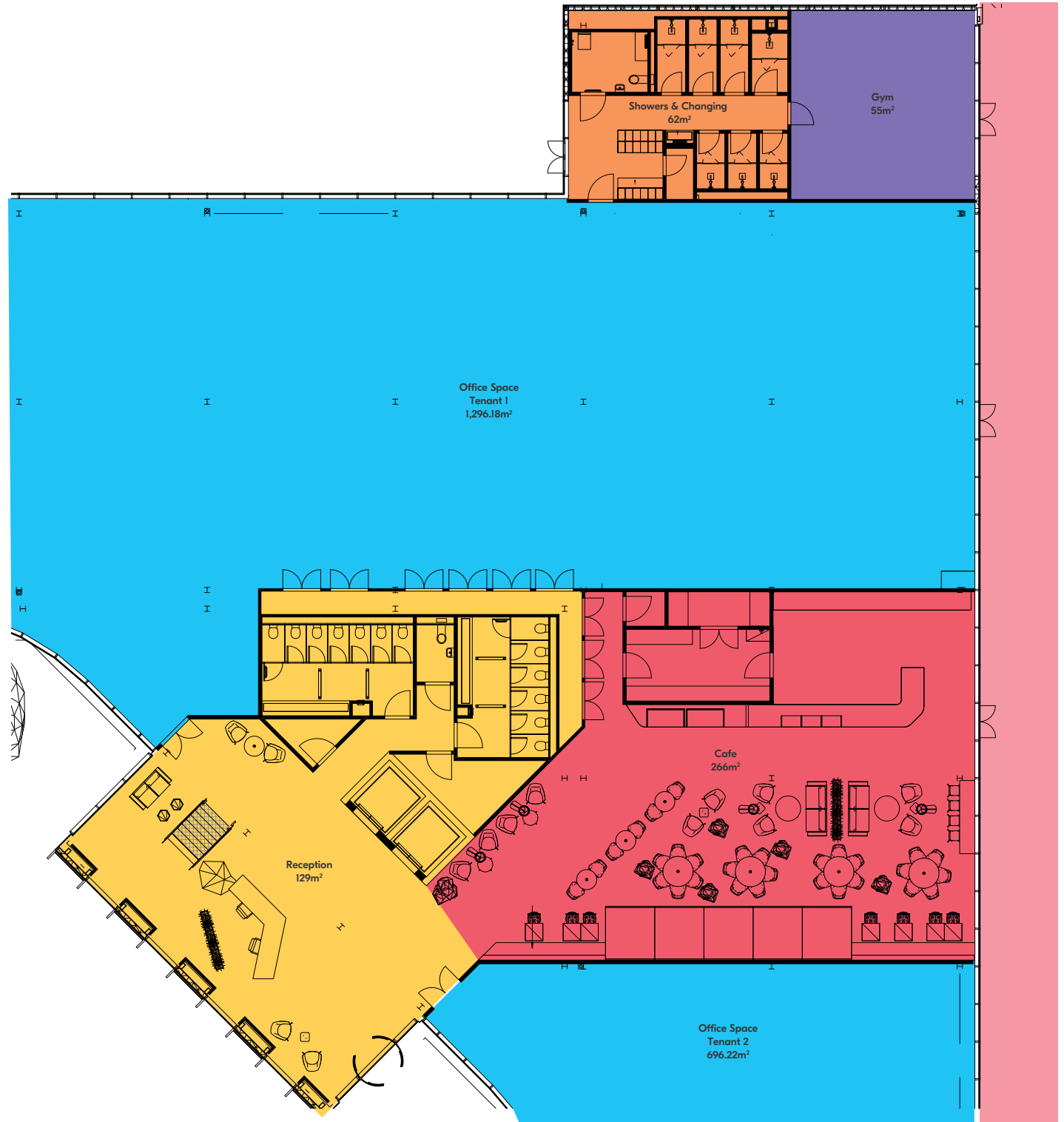
- Office Space
- Cafe
- Gym
- Shower Facilities
- Terrace
- Reception
- Park & Lakeside



# Ground Floor Amenity

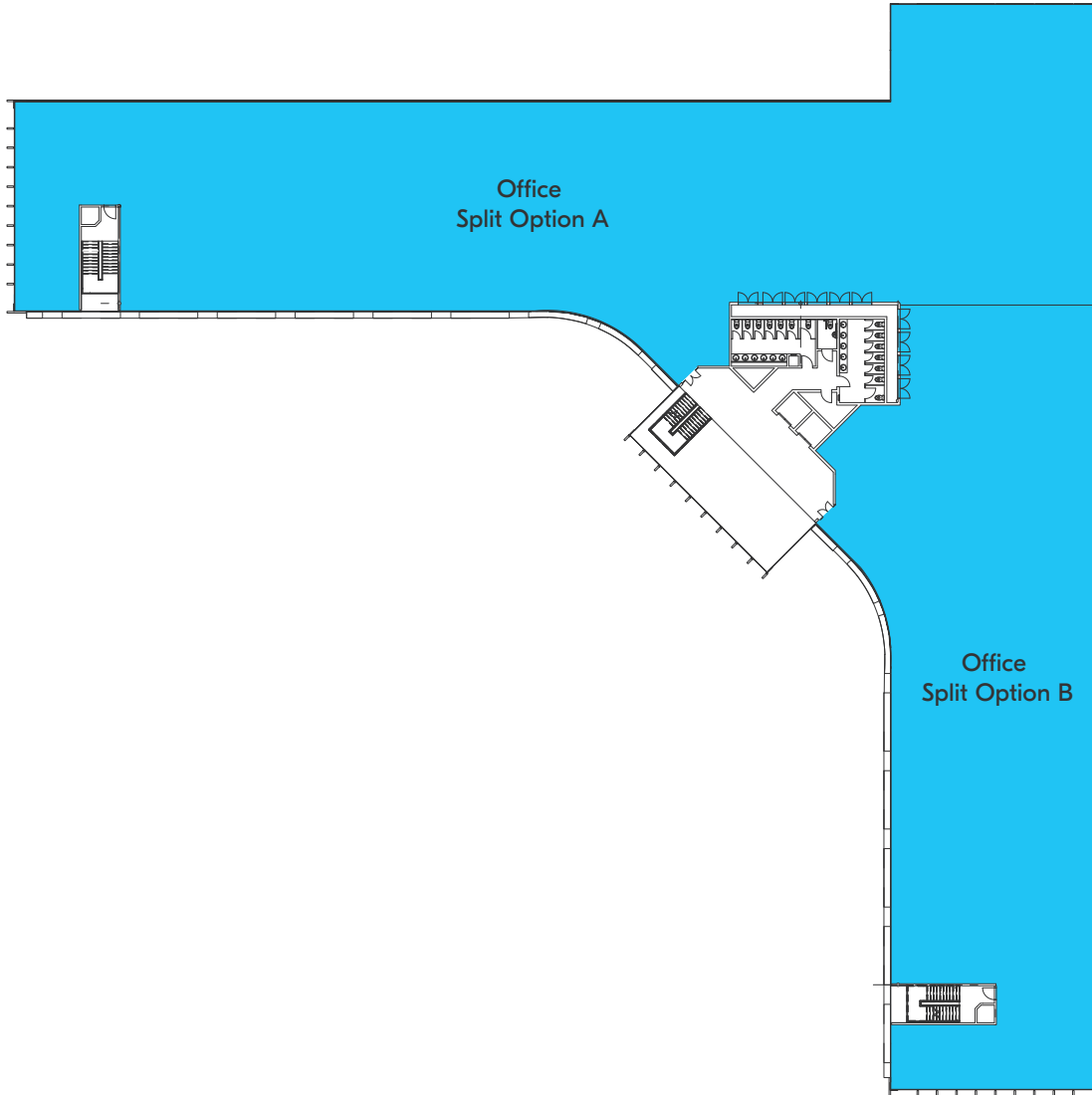
	m <sup>2</sup>	ft <sup>2</sup>
Amenity	512	5,509

- Office Space
- Cafe
- Gym
- Shower Facilities
- Terrace
- Reception





# First Floor



	m <sup>2</sup>	ft <sup>2</sup>
Office NIA	2,505.78	26,972
Split Option A	1,500.29	16,149
Split Option B	1,005.49	10,823

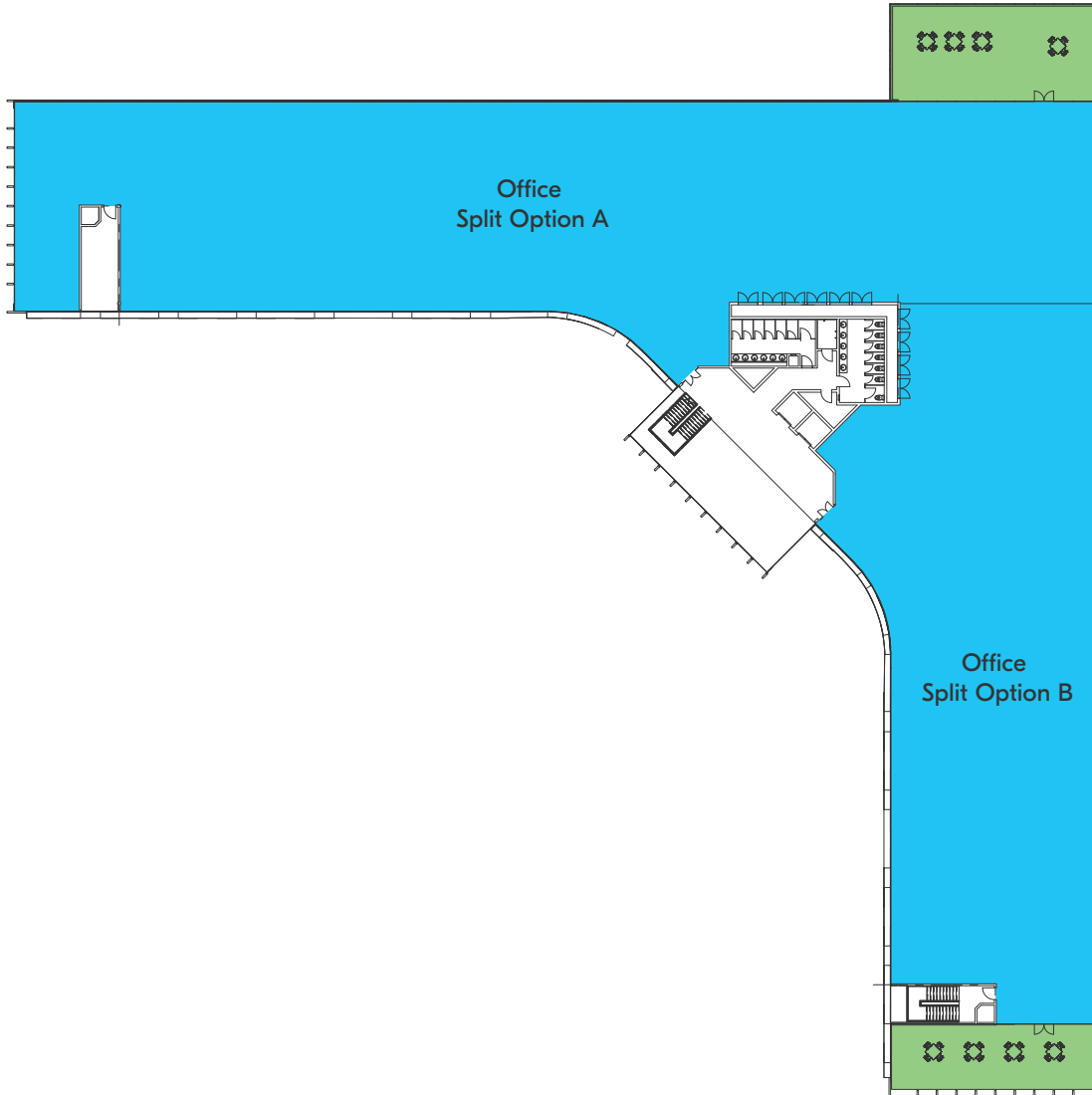
● Office Space

# First Floor Space Plan Full Floor



	m <sup>2</sup>	ft <sup>2</sup>
Office NIA	2,505.78	26,972

# Second Floor

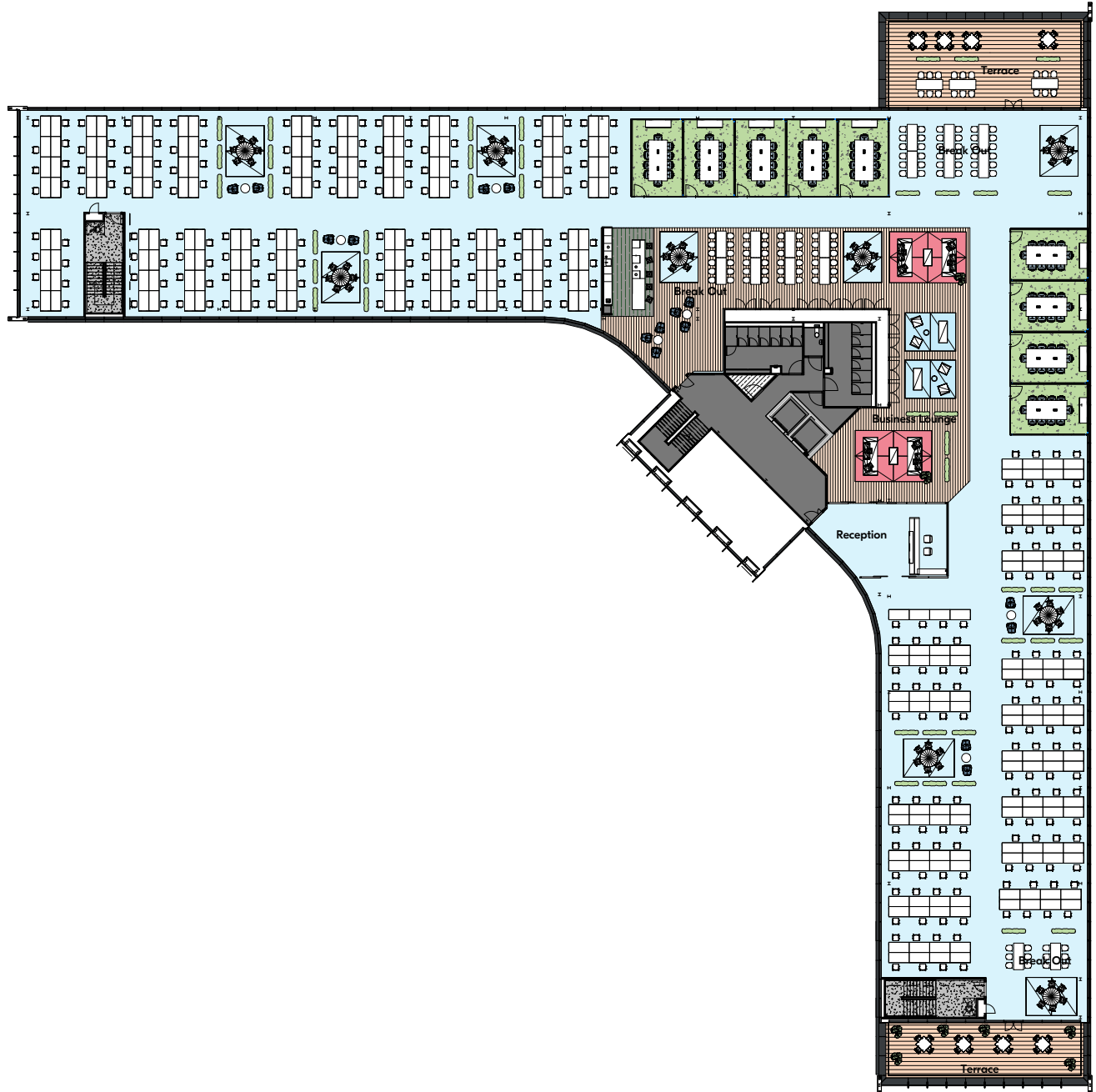


	m <sup>2</sup>	ft <sup>2</sup>
Office NIA	2,262.65	24,355
Split Option A	1,340.31	14,427
Split Option B	922.34	9,928
Terraces	192	2,056

● Office Space

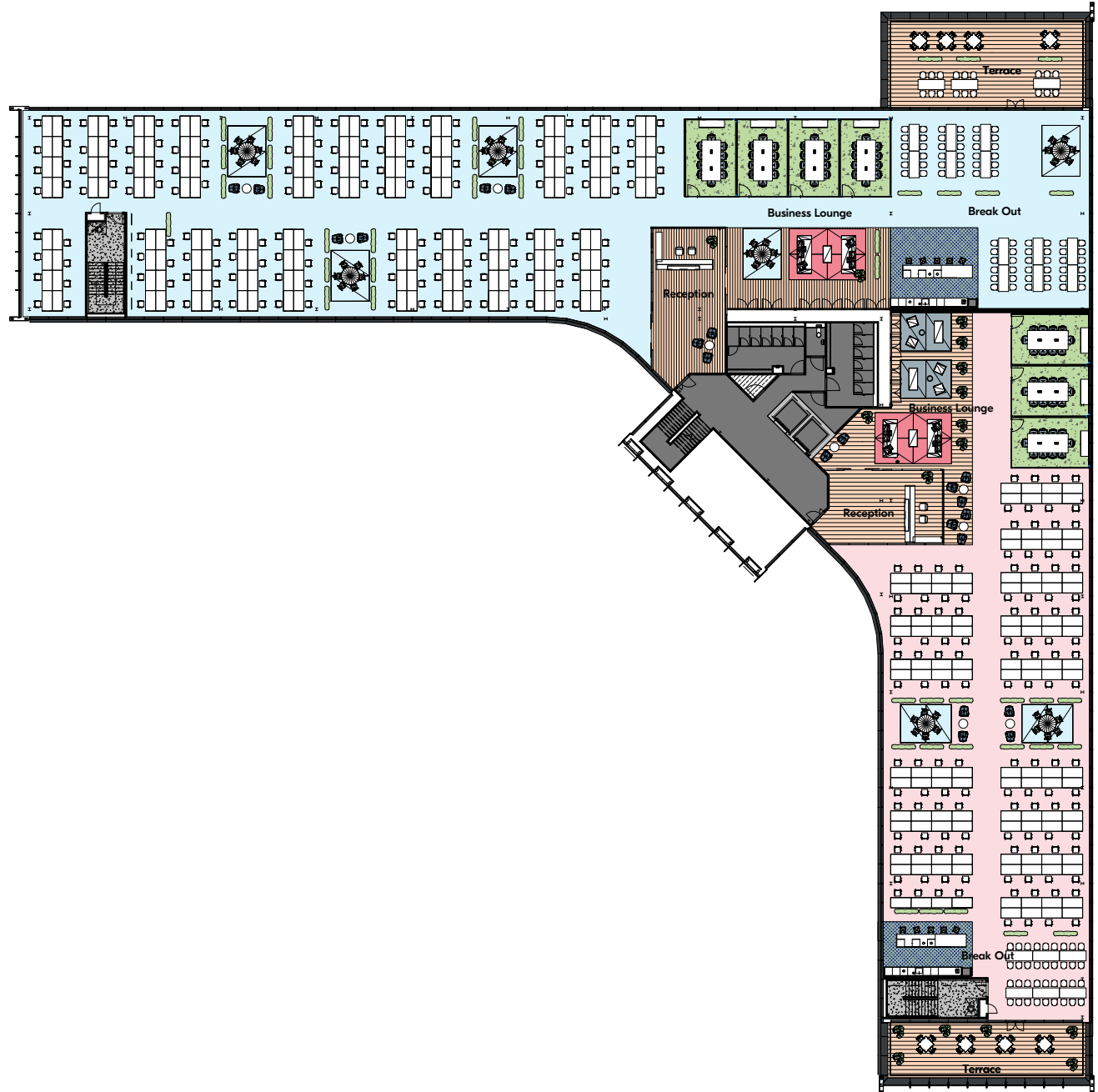
● Terraces

# Second Floor Space Plan Full Floor



	m <sup>2</sup>	ft <sup>2</sup>
Office NIA	2,262.65	24,355

# Second Floor Space Plan Split Floor



	m <sup>2</sup>	ft <sup>2</sup>
Office NIA	2,262.65	24,355



# Executive Summary

---

Commit to deliver Net Zero Carbon in Operation via UKGBC framework
73,000 sq ft office available
EPC rating of A
Car park with 231 spaces
Cafe with lakeside views
2 private roof terraces
Gym and wellness facility
40 electric charging points
Public terrace with lakeside views
Secure cycle block
Showers and changing facilities

---

## INTERNAL OFFICE AREAS

73,000 sq ft of office accommodation.

The office accommodation will be finished to a Category A fit out.

Ground floor  
— Floor to ceiling 2550mm, slab-to-slab 3650mm

First and Second floors  
— Floor to ceiling 3200mm, slab-to-slab 4000mm

All floors capable of being subdivided into 2 separate tenancies. Splits of 7,000 to 15,000 sqft achievable.

## OCCUPANCY LEVELS

1:8 sq m for occupancy  
1:6 sq m for escape

## STRUCTURAL AND PLANNING GRIDS

7.5m x 7.5m structural grid with column free 3rd floor.  
Raised floor depth 150mm overall.

## AIR CONDITIONING

VRF — Each wing or tenanted demise is to be provided with an independent VRF system.

## WIREScore | CONNECTIVITY

1000 Aztec West currently has an excellent connectivity rating and will be achieving a Platinum Wired Certification.

## LIGHTING

Lighting to offices to be achieved via LED luminaires with PIR control.

New external lighting is to be installed to the reconfigured parking areas utilising column mounted LED luminaires complete with photocell and time control.

## PARKING

Car parking will be provided externally at ground level, with 231 car spaces. The building will provide a secure cycle block.

## CHANGING ROOMS AND SHOWERS

8 male & female showers including 1 accessible.  
Secure lockers.

## FIRE ALARMS

LI compliant addressable fire alarm system.

## SECURITY

Paxton compliant access system is to be provided to cover each access main access doors to the tenanted area.

HD CCTV system is to be installed to cover the landlord areas including the external facade and carpark areas.

## BREEAM AND EPC

Sustainability is at the heart of 1000 Aztec West, BREEAM rating of Excellent and EPC rating of A.

## NET ZERO IN OPERATION

Commit to deliver Net Zero Carbon in Operation via UKGBC framework.



### Ian Wills

T +44 (0)117 930 5746  
M +44 (0)7989 399 070  
E [Ian.Wills@eu.jll.com](mailto:Ian.Wills@eu.jll.com)

---



### Steve Lane

T +44 (0)117 910 5284  
M +44 (0)7760 403 245  
E [Steve.Lane@cushwake.com](mailto:Steve.Lane@cushwake.com)

---

## Carter Jonas

### Andrew Hardwick

T +44 (0)117 922 1222  
M +44 (0)7771 820 053  
E [Andrew.Hardwick@carterjonas.co.uk](mailto:Andrew.Hardwick@carterjonas.co.uk)

---



### Paul Richardson

T +44 (0)113 322 6596  
M +44 (0)7824 492 730  
E [Paul.Richardson@ceg.co.uk](mailto:Paul.Richardson@ceg.co.uk)

CEG for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) CEG cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of CEG has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) CEG will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by CEG to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. The date of this publication is January 2024. Designed & produced by DS.Emotion.